

Management Report No. 17

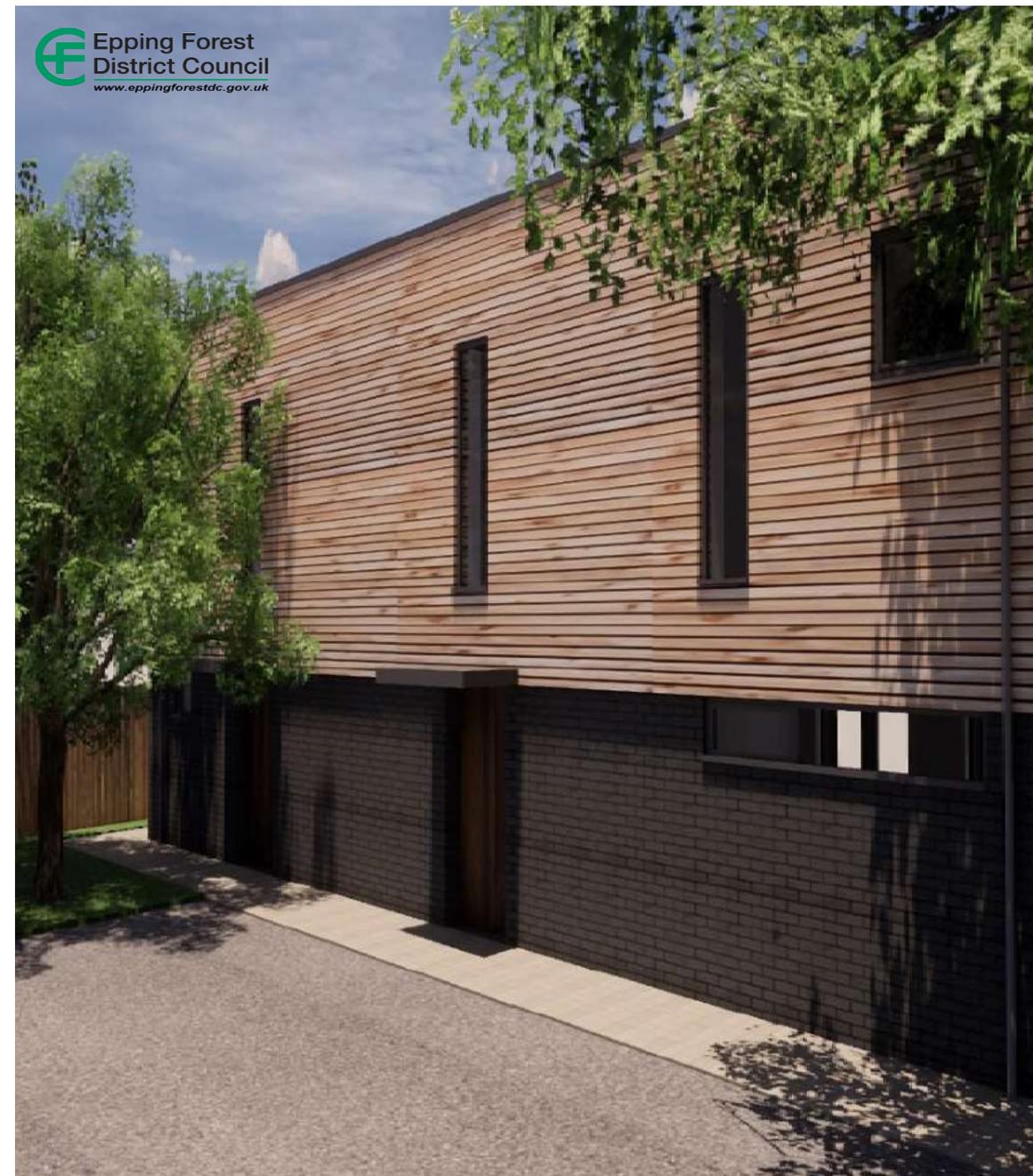
EFDC Building Programme (Phase 4 Sites)

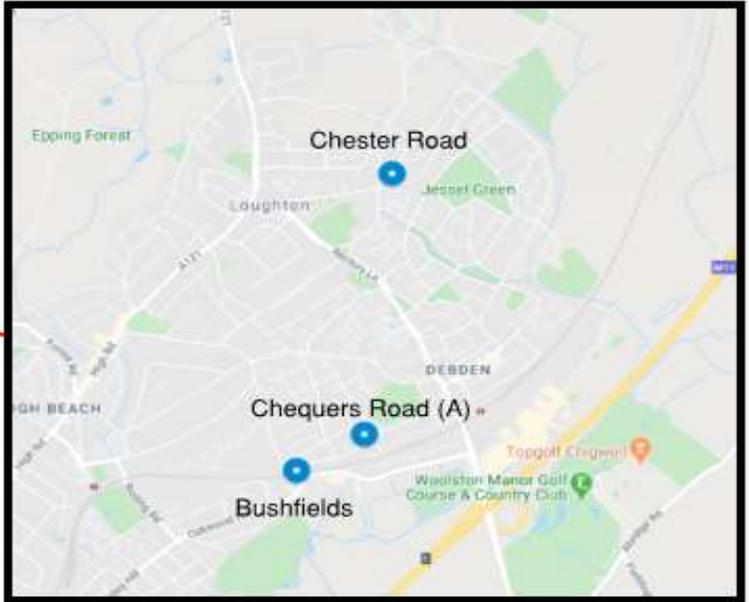
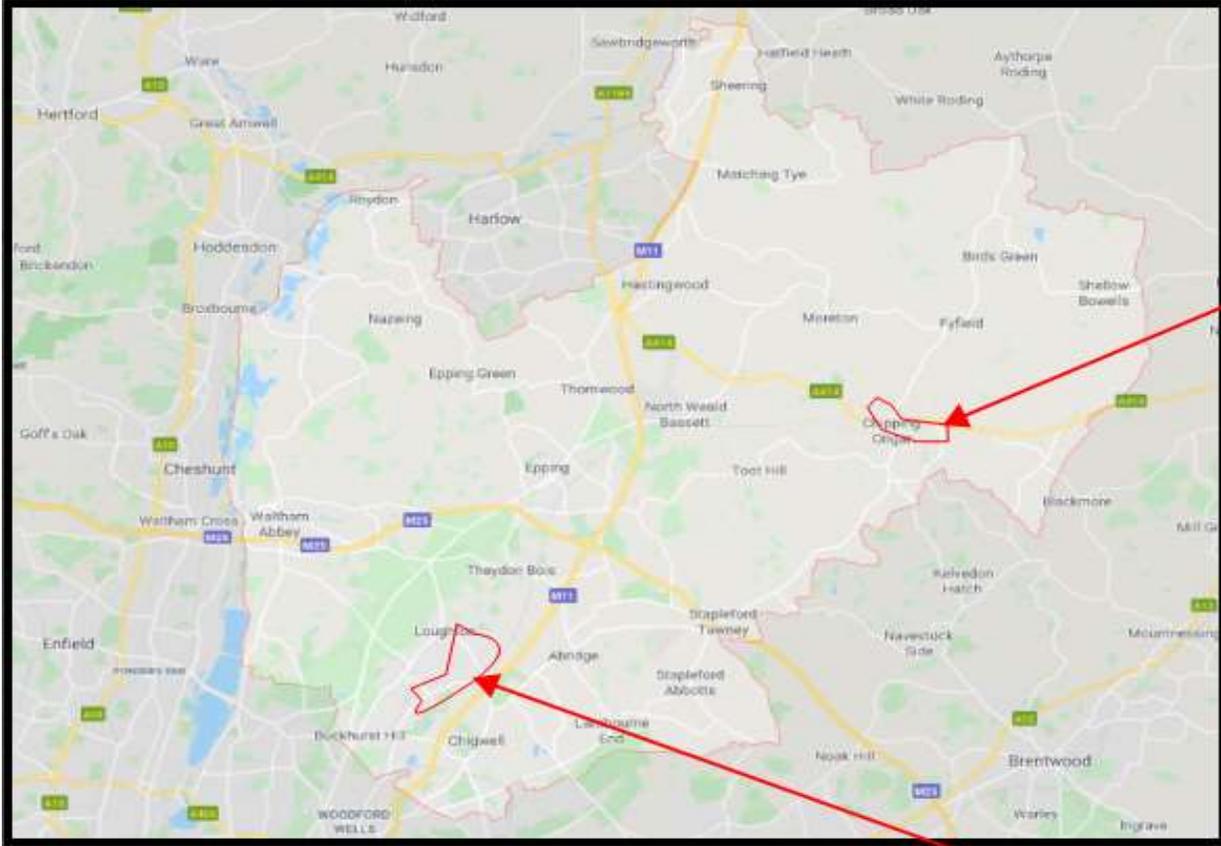
09 February 2021

Updated during meeting

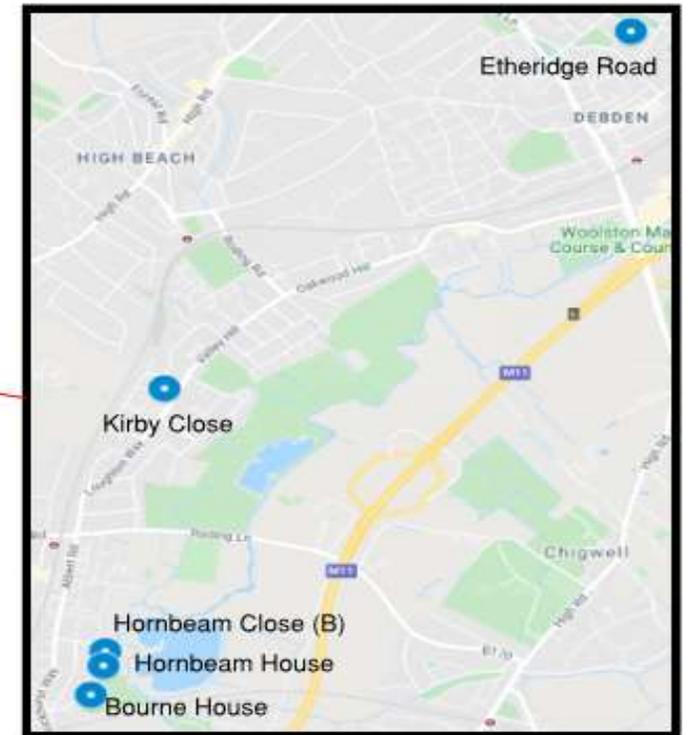
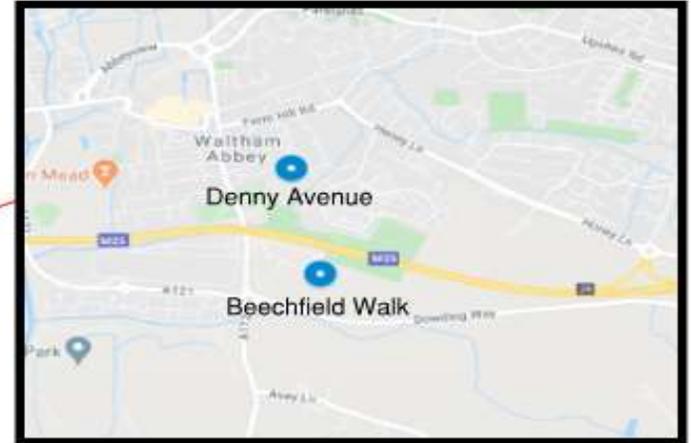
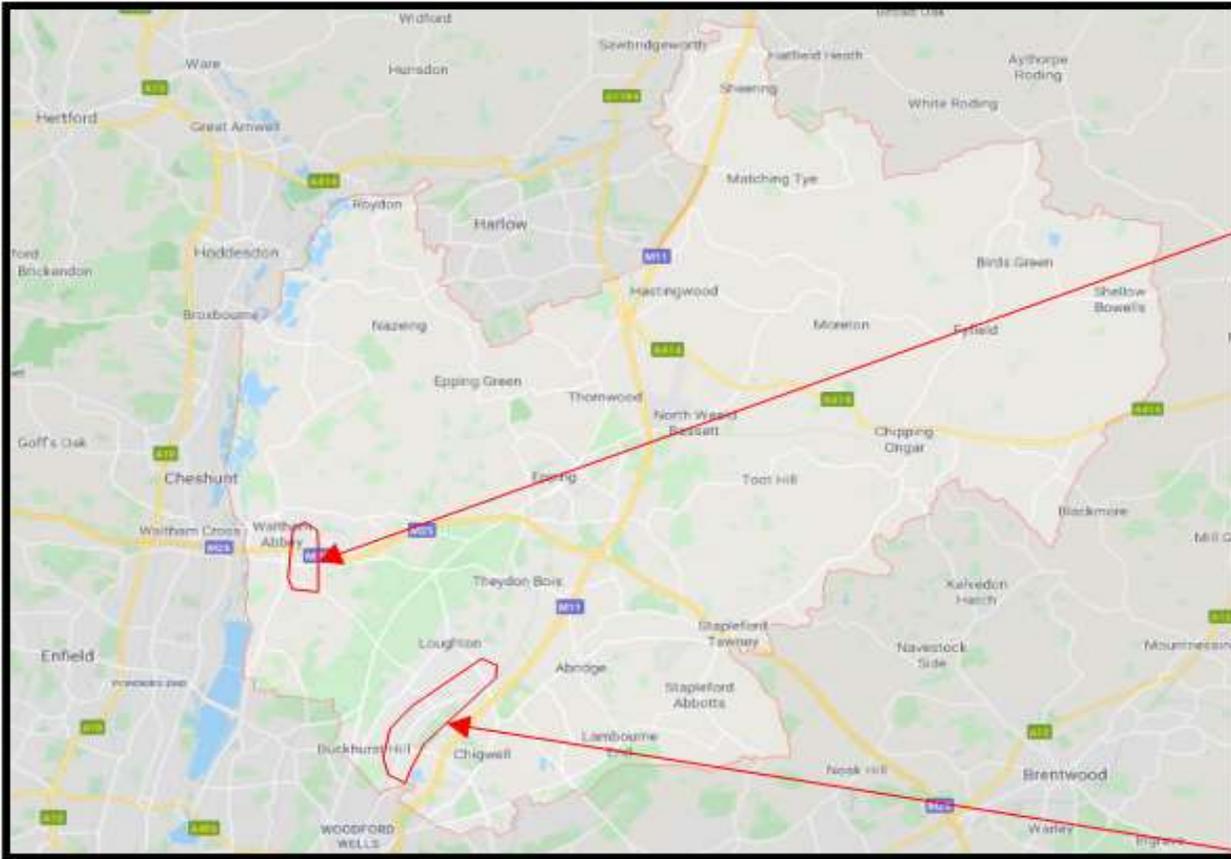
Figures updated

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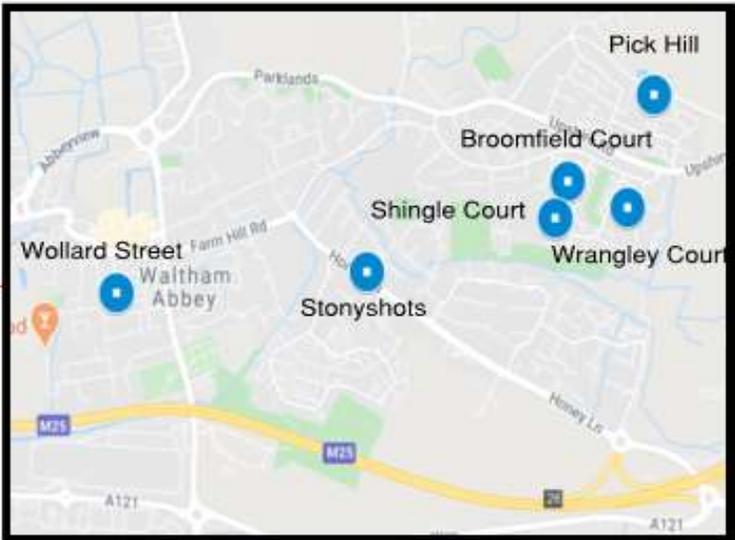
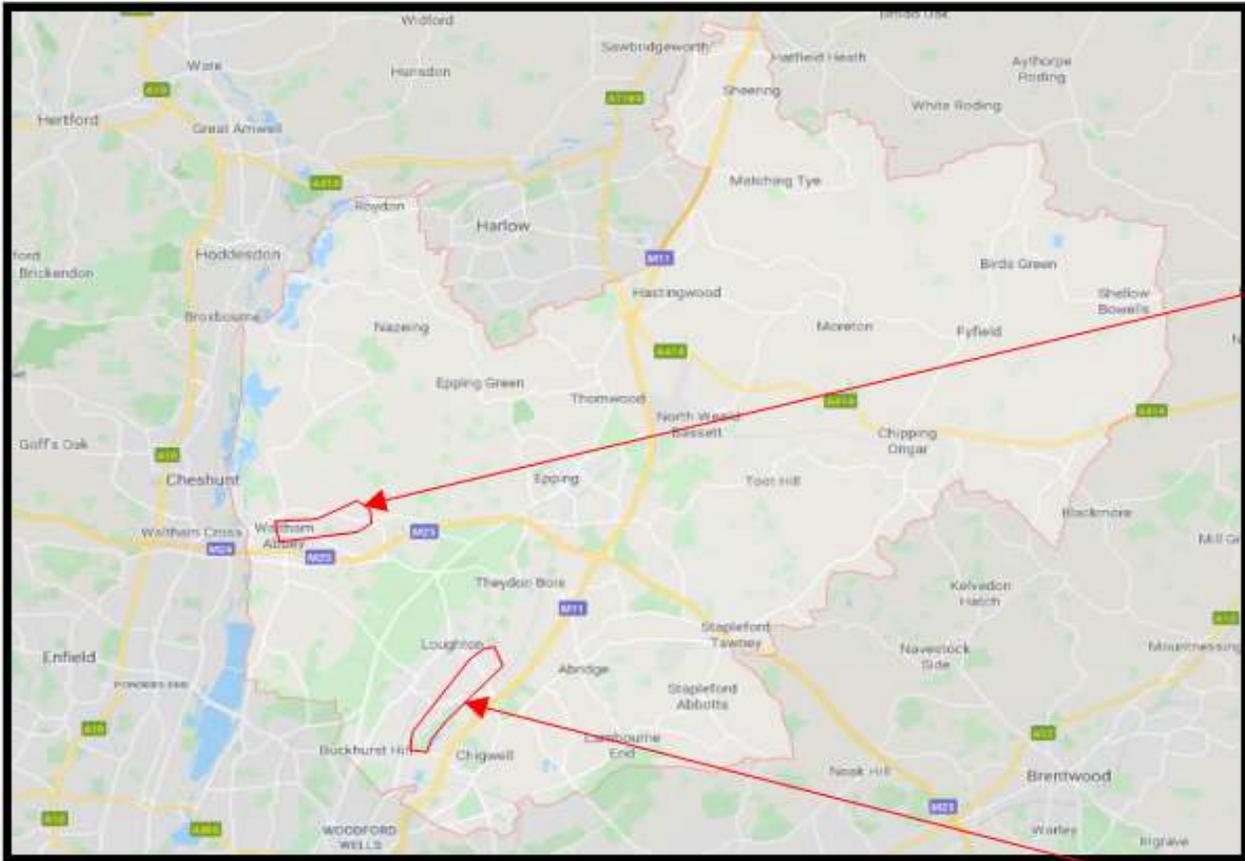




PHASE 4.1 SITES



PHASE 4.2 SITES



PHASE 4.3 & 4.4 SITES

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Programme Summary

Programme Summary - Mix & No. of Homes

Sites / Codes	Units	RIBA G/W	NIA	GIA	Flats			Houses			Total	Comments - Change Since Last Report		
					1b	2b	3b	1b	2b	3b				
Chequers Road Site A (Loughton)	4.1	HR124	3	4	292	302					3	3		
Bushfields (Loughton)	4.1	HR122	2	4	159	162				2		2		
Chester Road (Loughton)	4.1	HR130	3	4	250	263				3		3		
Queensway (Ongar)	4.1	HR140	4	4	200	205				4		4		
Millfield (Ongar)	4.1	HR138	2	4	100	102				2		2		
Pick Hill (Waltham Abbey)	4.1	HR145	2	3	193	201					2	2		
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	4	118	303					3	3		
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	4	211	163				2		2		
Bourne House (Buckhurst Hill)	4.2	HR135	2	4	142	201					2	2		
Etheridge Road (Debden)	4.2	HR127	3	4	188	261				1	2	3		
Denny Avenue (Waltham Abbey)	4.2	HR144	3	4	198	284				1	2	3		
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	4	284	418				5		5		
Kirby Close (Loughton)	4.2	HR120	4	4	258	373				4		4		
Pentlow Way (Buckhurst Hill)	4.3	HR139	7	4	387	488	6	1				7		
Woollard Street (Waltham Abbey)	4.3	HR149	8	4	438	575	7	1				8		
Chequers Road Site B (Loughton)	4.4	HR123	8	2	520	665	4	4				8		
Ladyfields (Loughton)	4.4	HR125	16	2	990	1,168	12				2	2	16	
Lower Alderton Hall Lane (Loughton)	4.5	HR121	2	4	TBC	TBC				2		2		
Total					4,928	6,134	29	6	0	8	20	16	79	

RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.

Build / Tender Cost Status (Exc. Fees) - Pre-Contract

Sites / Codes			Units	Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)	Current Total Build Cost (From Site Cost Page)	Comments - Change Since Last Report
Chequers Road Site A (Loughton)	4.1	HR124	3	tbc	£828,690	£873,967	£45,277	£838,963	£70,804	£909,767	
Bushfields (Loughton)	4.1	HP122	2	tbc	£556,697	£614,054	£57,357	£526,518	£24,533	£551,051	
Chester Road (Loughton)	4.1	HR130	3	tbc	£718,238	£763,319	£45,081	£747,395	£92,014	£839,409	
Queensway (Ongar)	4.1	HR140	4	tbc	£1,120,361	£890,492	-£229,869	£914,925	£35,371	£950,296	
Millfield (Ongar)	4.1	HR138	2	tbc	£351,024	£487,197	£136,173	£458,001	£16,803	£474,804	
Pick Hill (Waltham Abbey)	4.1	HR145	2	tbc	£625,415	£738,613	£113,198	£738,613	£0	£738,613	
Hornbeam Close Site B (Buckhurst Hill)	4.2	HR136	3	tbc	£804,225	£972,800	£168,575	£796,102	£0	£796,102	
Hornbeam House (Buckhurst Hill)	4.2	HR137	2	tbc	£447,445	£596,885	£149,440	£643,764	£0	£643,764	
Bourne House (Buckhurst Hill)	4.2	HR135	2	tbc	£597,832	£646,400	£48,568	£720,149	£0	£720,149	
Etheridge Road (Debden)	4.2	HR127	3	tbc	£852,555	£976,925	£124,370	£1,173,281	£0	£1,173,281	
Denny Avenue (Waltham Abbey)	4.2	HR144	3	tbc	£771,605	£858,800	£87,195	£860,640	£0	£860,640	
Beechfield Walk (Waltham Abbey)	4.2	HR142	5	tbc	£1,087,011	£1,297,200	£210,189	£1,115,482	£0	£1,115,482	
Kirby Close (Loughton)	4.2	HR120	4	tbc	£911,559	£1,107,004	£195,445	£1,085,101	£0	£1,085,101	
Pentlow Way (Buckhurst Hill)	4.3	HR139	7	tbc	£1,588,896	£1,774,637	£185,741			£1,774,637	
Woollard Street (Waltham Abbey)	4.3	HR149	8	tbc	£1,399,539	£1,556,187	£156,648			£1,556,187	
Chequers Road Site B (Loughton)	4.4	HR123	8	tbc	£1,636,993	£2,623,385	£986,392			£2,623,385	Estimate updated incl Passivhaus, sub station and landscaping
Ladyfields (Loughton)	4.4	HR125	16	tbc	£1,275,879	£3,681,662	£2,405,783			£3,681,662	Estimate
Lower Alderton Hall Lane (Loughton)	4.5	HR121	2	tbc	£507,768	£761,467	£253,699			£761,467	
Total					£16,081,732	£21,220,994	£5,139,262	£10,618,934	£239,525	£21,255,798	

CHB Overall Cashflow - 6 Month Overview

Date: 9/2/21									
Scheme: Epping Phase 4.1 - 4.4									
Summary - Overall Cashflow - Excluding Single Unit Sites									
Summary - Overall Cashflow	Contract Total	Total Invoiced	Total Remaining	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21
Phase 4.1 - 4.4	£ 24,924,661	£3,072,889	£ 21,851,743	£ 587,985	£ 903,991	£ 893,388	£ 858,308	£ 850,407	£ 868,362

Key Dates Milestones Summary

COVID - 19 Delays -further impact to commencement of Phase 4.1 sites - supply chain delays "on other sites" noted by TSG
Social Distancing Requirements will marginally delay site works, particularly if still in place once internal works commence.

Sites / Codes	Ph	Units	Planning			RIBA 0-1 Viability Approval		RIBA 2 Completion Date		RIBA 3 Completion Date		RIBA 4 Completion Date		Procurement				Contract		SoS	HO	Comments - Change Since Last Report	
			Planned	Actual	Expiry	Planned	Actual	Planned	Actual	Planned	Actual	Planned	Actual	Out	Return	Report	Appro-val	Cooling off Per.	Contract Poss.				
Chequers Road Site A (Loughton)	HR124	4.1	3	-	05/02/16	06/02/19	-	*	-	*	-	19/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	30/12/20	05/03/20	31/07/20	17/09/21	Now on site approx 3 week delay
Bushfields (Loughton)	HR122	4.1	2	-	03/05/16	03/05/19	-	*	-	*	-	19/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	30/12/20	05/03/20	13/07/20	20/08/21	Now on site approx 2 week delay
Chester Road (Loughton)	HR130	4.1	3	-	04/03/16	04/03/19	-	*	-	*	-	20/12/18	17/07/19	08/08/19	09/08/19	27/09/19	11/11/19	16/12/19	30/12/20	05/03/20	07/09/20	13/09/21	Now on site
Queensway (Ongar)	HR140	4.1	4	-	20/06/16	20/06/19	-	*	-	*	-	21/12/18	17/07/19	08/08/19	09/08/19	04/10/19	11/11/19	16/12/19	30/12/20	05/03/20	02/11/20	22/11/21	Now on site
Millfield (Ongar)	HR138	4.1	2	-	20/06/16	20/06/19	-	*	-	*	-	21/12/18	17/07/19	08/08/19	09/08/19	04/10/19	11/11/19	16/12/19	30/12/20	05/03/20	30/11/20	22/11/21	Now on site
Pick Hill (Waltham Abbey)	HR145	4.1	2	-	25/01/17	25/01/20	-	*	-	*	-	*	17/06/20	23/06/20	24/06/20	14/08/20	11/09/20	23/09/20	07/10/20	04/01/21	15/03/21	14/03/22	Order with TSG
Hornbeam Close Site B (Buckhurst Hill)	HR136	4.2	3	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	25/01/21	04/02/22	Contracts signed with Indecon Programme received with start and finish dates. Possession Monday 2 November
Hornbeam House (Buckhurst Hill)	HR137	4.2	2	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	25/01/21	04/02/22	
Bourne House (Buckhurst Hill)	HR135	4.2	2	-	04/08/16	04/08/19	-	*	-	*	29/10/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	25/01/21	04/02/22	
Etheridge Road (Debden)	HR127	4.2	3	-	30/08/16	30/08/19	-	*	-	*	04/11/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	11/01/21	21/01/22	
Denny Avenue (Waltham Abbey)	HR144	4.2	3	-	25/01/17	25/01/20	-	*	-	*	04/11/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	11/01/21	21/01/22	
Beechfield Walk (Waltham Abbey)	HR142	4.2	5	-	22/03/17	22/03/20	-	*	-	*	04/11/19	04/10/19	19/12/19	19/12/19	19/12/19	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	11/01/21	21/01/22	
Kirby Close (Loughton)	HR120	4.2	4	-	21/09/16	21/09/19	-	*	-	*	-	*	23/01/20	23/01/20	30/01/20	02/03/20	02/05/20	26/06/20	10/07/20	30/07/20	11/01/21	21/01/22	
Pentlow Way (Buckhurst Hill)	HR139	4.3	7	-	20/12/17	20/12/20	-	*	-	*	-	*	17/06/20	23/06/20	24/06/20	14/08/20	11/09/20	23/09/20	05/05/21	01/06/21	Aug 2021	Oct 2022	Contract to be signed February 2021, possession March 2021
Woollard Street (Waltham Abbey)	HR149	4.3	8	-	13/12/17	13/12/20	-	*	-	*	-	*	17/06/20	23/06/20	24/06/20	14/08/20	11/09/20	23/09/20	05/06/21	01/07/21	Aug 2021	Sept 2022	Contract to be signed February 2021, possession March 2021
Chequers Road Site B (Loughton)	HR123	4.4	8	-	09/02/16	09/02/19	02/05/20	16/05/20	17/07/20	18/08/20	16/10/20	30/10/20	21/01/21		07/01/21	02/04/21	14/05/21	25/06/21	14/07/21	01/08/21	Jan 2022	Dec 2022	Portfolio approval Nov 2020, planning target 25/12, contract sign July, poss Aug
Ladyfields (Loughton)	HR125	4.4	16	-	21/09/16	21/09/19	16/12/19	20/02/20	10/07/20		24/07/20	09/09/20	02/01/21		07/01/21	04/03/21	15/04/21	27/05/21	14/07/21	01/08/21	Jan 2022	March 2023	Portfolio approval Nov 2020, planning target 14/12, contract sign July, poss Aug
Lower Alderton Hall Lane (Loughton)	HR121	4.5	2	-	04/03/16	04/03/19	-	*	-	*	-	*	19/12/19	19/12/19	03/04/21	29/05/21	10/07/21	21/08/21	04/09/21	09/10/21	Jan 2022	Dec 2023	Site Tendered - SAC Issue delaying commencement

RIBA Gateway - This generally refers to the RIBA stage that the project is currently WITHIN.
* = Scheme inherited **after** original completion of noted RIBA Gateway

Package / Site Reviews

Chequers Rd A (Loughton) - HR124 - Phase 4.1 (3 x 3B5P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	5	0
Medium Risk	8	0	0

Actions Complete

Forthcoming Actions (Month)

- NMA still outstanding
- Contract completion date 27/8/21
- Latest planned date 17/9/21
- Variation costs agreed & Instructed (boundary spec change)
- Contractors Proposals to be issued on Boundary Treatments & External Lighting (SDB agreed)
- Foul drainage alternative connection to be resolved
- cash flow for 4.1 sites behind expected

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£828,690.00	£873,967.25	£45,277.25	£838,963.00	£70,804.37

- Control Account (Contingency) Allowance to cover site risks included with Tender Recommendation
- EFDC CHBCC approval of tender recommendation received 19/12/19

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 19/12/2019 (achieved)

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 05/02/2016
 Planning Expiry: 06/02/2019
 Enacted (Y/N): Yes
 Start on Site: 31/07/2020
 Completion: 17/09/2021

Chequers Rd A (Loughton) - HR124 - Phase 4.1

(3 x 3B5P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£61,852	£61,852	£21,620	£40,233	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£59,412	£59,412	£59,412	£0	£0	
3	(Survey Total)	E120	£20,574	£20,574	£20,174	£400	£0	
4	Build Cost	E040	£886,476	£909,767	£267,294	£642,470	£23,291	Instruction for RC wall issued.
5	(Contingency)	E040	£13,755	£0	£0	£0	-£13,755	Contingency to be adjusted to maintain "Contract Total" - Flag if at risk. Contingency at risk - retaining wall TSG quoted £27,178., agreed at £23,290.99. Contingency adjusted from meeting with JC. When no contingency contract total will increase. Contingency now expended.
6	CoW	E180	£3,560	£3,560	£1,260	£2,304	£0	
			£1,045,630	£1,055,166	£369,760	£685,407	£9,536	

Chequers Rd A (Loughton) - HR124 - Phase 4.1

(3 x 3B5P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	16	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	4	16	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	2	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	1	2	2	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20 PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC progressing issues and title packs to be issued. 08/06/20 - AML/ OHLA
Reports & Investigations									
Ground Contamination	0	Petrol Interceptors (x3) likely to have associated Hydrocarbon Contamination	Contractor / EFDC	0	0	0	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	Contingency sum confirmed for remediation
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Adjoining Owner Award to be signed for 4 Colson Green Only	Confirmation awards confirmed 20/01/20

Bushfields (Loughton) - HR122 - Phase 4.1

(2 x 2B4P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	2	5	0
Medium Risk	9	0	0

Actions Complete

Forthcoming Actions (Month)

- Variation costs agreed & Instructed
- Contractors Proposals to be issued on Boundary Treatments & External Lighting
- green roof external access point design received
- indicated as 5 weeks behind
- water under beam and block floor to be resolved
- contract completion date 9/8/21
- current proposed completion 20/8/21
- green roof system to achieve 20 year warranty

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£556,697.00	£614,053.62	£57,356.62	£526,518.00	£24,532.80

- Control Account (Contingency) Allowance to cover site risks included with Tender Recommendation
- EFDC CHBCC approval of tender recommendation received 19/12/19

Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	19/12/2019	(Achieved)

Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	03/05/2016
Planning Expiry	03/05/2019
Enacted (Y/N)	Yes
Start on Site:	13/07/2020
Completion:	20/08/2021

Bushfields (Loughton) - HR122 - Phase 4.1

(2 x 2B4P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£18,266	£18,266	£15,531	£2,734	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£49,388	£49,388	£49,017	£371	£0	
3	(Survey Total)	E120	£16,268	£16,268	£16,268	£0	£0	
4	Build Cost	E040	£551,051	£551,051	£228,551	£322,496	£0	
5	(Contingency)	E040	£26,097	£26,097	£0	£26,096	£0	
6	CoW	E180	£3,470	£3,470	£1,260	£2,208	£0	
			£664,540	£664,540	£310,627	£353,905	£0	

Bushfields (Loughton) - HR122 - Phase 4.1

(2 x 2B4P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	16	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	4	16	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	1	Formal NMA Requested for compliance updates previously agreed	EFDC	1	1	1	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	2	2	4	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued. 08/06/20 - EFDC have confirmed site cleared of thirds party rights, but 2no. access points could
Statutory Services & Authorities									
Easement Consultation [Incl. TW Build Near/Build Over matters]	0	225mm Foul Sewer running through rear garden. Building designed to accommodate easement.	EFDC	0	0	0	EFDC	EFDC to confirm easement in place and any covenants on the land in terms of access.	Design Mitigated Easement
Reports & Investigations									
Ground Contamination	0	Petrol Interceptors (x1) likely to have associated Hydrocarbon Contamination	Contractor / EFDC	0	0	0	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	Contingency sum confirmed for remediation

Chester Road (Loughton) - HR130 - Phase 4.1

(3 x 2B4P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	2	5	0
Medium Risk	6	0	0

Actions Complete

- Non-Material Amendment Application submitted 18th August - Planners indicated project not started within timescales. However instructed to continue
- Variation costs agreed & Instructed for piling

Forthcoming Actions (Month)

- Confirm status of planning NMA
- flood resilience measures adopted - TSG to develop proposal and issue costs for flood doors - agreed that SBD Bronze is acceptable
- Contractors Proposals to be issued on Boundary Treatments & External Lighting
- Foundations require piling price to agree - shuttering and working space to agree
- failed pile design ammended and replaced by 2 piles
- contract completion date agreed at 13/9/21
- current completion date 10/9/21

Change Control Since Last Meeting

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Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£718,238.00	£763,318.97	£45,080.97	£747,395.00	£92,014.20

- Control Account (Contingency) Allowance to cover site risks included with Tender Recommendation
- EFDC CHBCC approval of tender recommendation received 19/12/19

Current RIBA Gateway Position:

Gateway:	04/01/1900	
Anticipated completion of current gateway:	19/12/2019	(Achieved)

Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	03/05/2016
Planning Expiry	03/05/2019
Enacted (Y/N)	Yes
Start on Site:	07/09/2020
Completion:	13/09/2021

Chester Road (Loughton) - HR130 - Phase 4.1

(3 x 2B4P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£23,001	£23,002	£18,792	£4,210	£1	
2	ECDA, Create, Keegans & OHLA Fees	E160	£51,972	£51,972	£51,601	£371	£0	
3	(Survey Total)	E120	£21,983	£21,983	£21,983	£0	£0	
4	Build Cost	E040	£797,619	£839,409	£223,303	£616,105	£41,790	Instruction for pile foundations issued.
5	(Contingency)	E040	£28,145	£0	£0	£0	-£28,145	Cost for piling foundations to be agreed but will be over contingency remaining. £54,712 quoted by TSG, currently stands at £45,251.88, not yet agreed. Contingency adjusted from discussion with JC Contingency now exceeded.
6	CoW	E180	£3,000	£3,000	£980	£2,021	£0	
			£925,720	£939,366	£316,659	£622,706	£13,646	

Chester Road (Loughton) - HR130 - Phase 4.1

(3 x 2B4P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	16	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	4	16	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	2	2	4	EFDC	(1) EFDC to ascertain progress with legal on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued.
Reports & Investigations									
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Adjoining Owner Award to be signed for 4 Pyles Green Only	Confirmation of Notices served and remaining awards confirmed 28.10.19
Flood Risk	12	Flood risk assessment Potential increase of FFL by 300mm	EFDC	4	3	12	Create (Design Team) ECDA	(1) Draft FRA to be issued and reviewed by EFDC drainage (2) ECDA to coordinate any subsequent design change (3) AM to get contractor to price (if required)	Flood Risk established - LLFA have challenged 300mm increase to FFL s. 20/06/20 - Potential agreement for discharge of associated conditions subject to recommendations being incorporated into design.

Queensway (Ongar) - HR140 - Phase 4.1

(4 x 1 Bed 2p Bungalows)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	2	3	0
Medium Risk	10	0	0

-- Drainage connections and viability of runs currently under review by contractor

Actions Complete

- Revised Cashflow and Programme received
- Town Council written to over access to site

Forthcoming Actions (Month)

- Contractors Proposals to be issued on Boundary Treatments & External Lighting
- contract completion date agreed at 22/11/21
- current planned completion date 27/8/21

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£1,120,361.00	£890,492.40	-£229,868.60	£914,925.00	£35,371.24

- Control Account (Contingency) Allowance to cover site risks included with Tender Recommendation
- EFDC CHDCC approval of tender recommendation received 19/12/19

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 19/12/2019 (Achieved)

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 03/05/2016
 Planning Expiry: 03/05/2019
 Enacted (Y/N): Yes
 Start on Site: 02/11/2020
 Completion: 22/11/2021

Queensway (Ongar) - HR140 - Phase 4.1

(4 x 1 Bed 2p Bungalows)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£27,341	£27,341	£22,189	£5,153	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£57,149	£57,149	£56,778	£371	£0	
3	(Survey Total)	E120	£21,642	£21,642	£21,642	£0	£0	
4	Build Cost	E040	£950,296	£950,296	£176,634	£773,662	£0	
5	(Contingency)	E040	£28,613	£28,613	£0	£28,610	£0	
6	CoW	E180	£3,230	£3,230	£560	£2,668	£0	
			£1,088,270	£1,088,270	£277,802	£810,464	£0	

Queensway (Ongar) - HR140 - Phase 4.1

(4 x 1 Bed 2p Bungalows)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	16	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	4	16	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	4	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	1	4	4	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued. 20/06/20 - Potentially 3no. access points to remain,
Statutory Services & Authorities									
Drainage Strategy / Sewer Diversions / Abandonments	12	Final Connections within adjacent EFDC property undetermined	EFDC	3	4	12	EFDC	EFDC to liaise with Residents and advise of leasehold garden areas to be avoided	
Reports & Investigations									
Ground Contamination	0	Remediation Required for elevated levels of ACMs noted in soil	Contractor / EFDC	0	0	0	Contractor	(1) Contractor to confirm allowance within tender for removal of contaminated soil	Contingency sum confirmed for remediation

Millfield (High Ongar) - HR138 - Phase 4.1

(2 x 1 bed 2p Bungalows)

Issues / Risks / Early Warning

Risk Register	Risks	Mitigated	Overdue
High Risk	2	3	0
Medium Risk	11	0	0

- Drainage connections and viability of runs currently under review by contractor

Actions Complete

- confirm drainage strategy is in order

Forthcoming Actions (Month)

- Contractors Proposals to be issued on Boundary Treatments & External Lighting
- foundation design now with building control and will cause a delay (piles possibly not required)
- potential of asbestos under slab
- Contract completion date 22/11/21
- adoption of pumping chambers previously agreed as not possible to be adoptable

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£351,024.00	£487,197.05	£136,173.05	£458,001.00	£16,803.46

- Control Account (Contingency) Allowance to cover site risks included with Tender Recommendation
- EFDC CHBCC approval of tender recommendation received 19/12/19

Current RIBA Gateway Position:

Gateway:	04/01/1900	
Anticipated completion of current gateway:	19/12/2019	(Achieved)

Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	03/05/2016
Planning Expiry	03/05/2019
Enacted (Y/N)	Yes
Start on Site:	30/11/2020
Completion:	22/11/2021

Millfield (High Ongar) - HR138 - Phase 4.1

(2 x 1 bed 2p Bungalows)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£23,582	£23,582	£17,986	£5,592	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£37,143	£37,143	£37,143	£0	£0	
3	(Survey Total)	E120	£24,134	£24,134	£24,134	£0	£0	
4	Build Cost	E040	£474,804	£474,804	£14,584	£460,225	£0	
5	(Contingency)	E040	£21,709	£21,709	£0	£21,714	£0	
6	CoW	E180	£3,050	£3,050	£280	£2,770	£0	
			£584,423	£584,423	£94,127	£490,301	£0	

Millfield (High Ongar) - HR138 - Phase 4.1

(2 x 1 bed 2p Bungalows)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	16	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	4	16	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed for 29/06/20, although reduced labour to meet social distancing requirements Further Delay from Contractor Supply Chain - risk increased
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	8	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	2	4	8	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20 with PW surveyor / AML / EFDC to discuss RoW and PW matters. EFDC are progressing matters and title plan packs to be issued.
Reports & Investigations									
Ground Contamination	6	Petrol Interceptors (x1) likely to have associated Hydrocarbon Contamination. Potential asbestos under garage slab	Contractor / EFDC	2	3	6	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	Contingency sum confirmed for remediation

Pick Hill (Waltham Abbey) - HR145 - Phase 4.3

(2 x 3B5P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	0	0
Medium Risk	38	0	0

Actions Complete

Forthcoming Actions (Month)

- tender report approved
- instruction issued to TSG under 4.1
- Pre start meeting held 21/1/21
- TSG took site possession 18/1/21
- start and completion dates agreed 15 MArch 2021 to 14 March 2022
- price of drainage alterations to agree
- landscape pre start condition to discharge by TSG
- TW diversion to be approved
- programme awaited
- condition photos required by TSG

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£625,415.00	£738,612.63	£113,197.63		

- Order of cost completed and issued Aug 20 construction cost revised

` Tender report issue date 18/9/20

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 30/10/20

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 25/01/2017
 Planning Expiry: 25/01/2020
 Enacted (Y/N): Yes
 Start on Site: 15/03/2021 tbc
 Completion: 14/03/2022

Pick Hill (Waltham Abbey) - HR145 - Phase 4.3

(2 x 3B5P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£17,826	£17,826	£10,411	£7,421	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£40,395	£40,770	£39,865	£905	£375	Fees for updating tender drawings in line with planning.
3	(Survey Total)	E120	£22,492	£22,492	£22,492	£0	£0	
4	Build Cost	E040	£738,613	£738,613	£0	£738,608	£0	
5	(Contingency)	E040	£60,000	£60,000	£0	£59,995	£0	
6	CoW	E180	£11,800	£11,800	£0	£11,800	£0	
			£891,126	£891,501	£72,768	£818,729	£375	

Pick Hill (Waltham Abbey) - HR145 - Phase 4.3 (2 x 3B5P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - RoW / Access route from Oxleys Road and Conybury Close respectively subject to wayleave agreement	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legal on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Approvals									
Consultation Issues - Planning Expiration	0	Planning Permission due to expire 25/01/20	EFDC	0	0	0	ECDA / EFDC	(1) ECDA to confirm issue / validation of Phase 1 contamination Report (2) EFDC to confirm soft demolition works commenced	Planning Enacted
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	0	Formal NMA Requested for compliance updates previously agreed	EFDC	0	3	0	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	NMA application made
Statutory Services & Authorities									
Drainage Strategy / Sewer Diversions / Abandonments	16	Drainage Strategy to be determined. Pick Hill - Potential Watercourse opposite site entrance identified. Connection to existing Foul / Storm runs difficult due to distance from	EFDC	4	4	16	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified	Further Survey to Surface Water Run proposed for Diversion
FW & SW sewer capacity check	4	No capacity in existing foul or storm Pick Hill - due to rural location of development site, capacity a risk	EFDC	2	2	4	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified	
Reports & Investigations									
Ground Contamination	9	All sites identified as to having ACMs in made ground.	Contractor / EFDC	3	3	9	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Trees	4	Trees within vicinity or boundary of site that could impact construction proposals.	EFDC	1	4	4	ECDA	(1) Instruction of Arboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Pick Hill - Liaison with owner of TPO tree's to entrance	
Traffic Management / Site Access	12	Pick Hill is single lane carriageway - site logistics and access constrained	EFDC	3	4	12	AML	(1) AML to procure Traffic Management and Logistics Survey (2) Survey Results to be assessed and any issues not incorporated into Employers Requirements	
Party Walls - awards to adjoining parties	9	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	3	9	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	
Pre-Construction & Procurement									
Pre-Construction Programmes - Delays due COVID-19	0	Pre-construction Design Programme Delay to Due Diligence, potential start on site	EFDC / AML	0	0	0	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

Hornbeam Close B (Buckhurst Hill) - HR136 - Phase 4.2

(3 x 3B5P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	2	0
Medium Risk	34	1	0

Actions Complete

- Drainage surface water to confirm
- Programme required
- foundation designs to check for trees outside of the boundary
- pre start conditions have been approved on 13/1/21

Forthcoming Actions (Month)

- All 4.2 sites - Start dates contract 1 - 25/1/21 to 4/2/22
- Dates contract 2 11/1/21 to 10/1/22
- Dates delayed due to planning condition discharge by approx 2 weeks
- revised programme received 9/2/21 Stated completion date 4/2/22
- Path to side to be closed - Indecon contacting occupants - date for works required for Epping to agree closure with occupants
- letter to residents to be at same time Epping indecon
- 5nr allotment sheds have been agreed to replace
- Drain meeting requested with Epping Drainage over surface water route

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbv	£804,225.00	£972,800.00	£168,575.00	£796,102.00	

- AML issued Tender Report 04/05/20 - Tender Costs noted
- Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 02/07/20 (Achieved)

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 04/08/2016
 Planning Expiry: 04/08/2019
 Enacted (Y/N): Yes
 Start on Site: 25/01/2021
 Completion: 04/02/2022

Hornbeam Close B (Buckhurst Hill) - HR136 - Phase 4.2

(3 x 3B5P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£19,091	£19,091	£12,477	£6,614	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£50,785	£50,785	£49,492	£1,293	£0	
3	(Survey Total)	E120	£22,538	£22,538	£22,538	£0	£0	
4	Build Cost	E040	£796,102	£796,102	£66,674	£729,428	£0	
5	(Contingency)	E040	£65,000	£65,000	£0	£65,002	£0	
6	CoW	E180	£4,690	£4,690	£0	£4,690	£0	
			£958,206	£958,206	£151,181	£807,027	£0	

Hornbeam Close B (Buckhurst Hill) - HR136 - Phase 4.2

(3 x 3B5P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19- Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - Vehicular Access to Rear from Hornbeam Road Properties - Access/RoW to Green Belt / Allotment to Western Boundary to be determined	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Amendments- S73 Minor Material Amendment Agreement									
Planning Amendments- S73 Minor Material Amendment Agreement	0	To ensure technically the houses meet the statutory floor to ceiling heights together with raising the building due to flood risk - risk of having to submit a S.73 application to address changes	EFDC	0	0	0	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint of be assessed	NMA application issued
Statutory Services & Authorities									
Easement Consultation [Incl.TW Build Near/Build Over matters]	6	Build-over or easement consultation required Thames Water Pumping Station - liaison for any easement and assume 24hr access requirements.	EFDC	2	3	6	Create (Civil)	(1) EFDC to confirm easement in place and any covenants on the land in terms of access. (2) Create to liaise with Thames Water to ascertain access requirements	Update @ 01/11/19 - Create have confirmed: TW have no rights over the access roads re pumping station (they requested, wherever possible, for the developer to consider sufficient tanker access to the station as part of the design of the site).
Drainage Strategy / Sewer Diversions / Abandonments	12	Adopted Foul Pipe identified routing through current building footprint	EFDC	4	3	12	Create (Civil)	(1) Create to review asset plans and liaise with Thames Water for direction. (2) Create to apply for S.185 Diversion (3) Create to coordinate civil / structural design accommodate diversion.	Update @ 01/11/19 - Create have confirmed: Diversion option to be TW preference for the foul - S.185 application to be progressed - circa 6-9 months period noted
Reports & Investigations									
Ground Contamination	10	All sites identified as to having ACMs in made ground. Hornbeam Close (Site B) is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	5	2	10	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	No Ground Gas identified - risk reduced however contamination likely
Flood Risk	0	Post Planning - Flood Risk consultant has identified this site to have heightened risk of surface water flooding. EFDC Drainage Engineer's have advised "to raise finish floor levels to at least 300mm above existing ground level"	EFDC	0	0	0	FRA Consultant + Create (Civil)	(1) Flood Risk Modelling to be carried out (2) Buildings FFL to be raised 300mm above existing ground level (3) Details to issued to Create Civils for consideration with drainage / external surfacing	FFL raised to address Flood Risk concerns
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Notices Served

Hornbeam House (Buckhurst Hill) - HR137 - Phase 4.2

(2 x 2B4P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	3	0
Medium Risk	38	2	0

Actions Complete

-

Forthcoming Actions (Month)

-

- general comments as Hornbeam Close
- pre start conditions approved 13/1/21
- Dates delayed due to planning condition discharge by approx 2 weeks
- revised programme received 9/2/21 Stated completion date 7/1/22 (ahead of contract)
- surface water proposal achievable

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbk	£447,445.00	£596,885.00	£149,440.00	£643,764.23	-£0.23

- AML issued Tender Report 04/05/20 - Tender Costs noted
- Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	04/08/2016
Planning Expiry	04/08/2019
Enacted (Y/N)	Yes
Start on Site:	25/01/2021
Completion:	04/02/2022

Hornbeam House (Buckhurst Hill) - HR137 - Phase 4.2

(2 x 2B4P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£15,740	£15,740	£10,020	£5,720	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£40,371	£40,371	£39,325	£1,046	£0	
3	(Survey Total)	E120	£17,723	£17,723	£17,723	£0	£0	
4	Build Cost	E040	£643,764	£643,764	£34,108	£609,658	£0	
5	(Contingency)	E040	£60,000	£60,000	£0	£59,990	£0	
6	CoW	E180	£4,592	£4,592	£0	£4,592	£0	
			£782,190	£782,190	£101,176	£681,006	£0	

Hornbeam House, Buckhurst Hill - HR137 - Phase 4.2

(2 x 2B4P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - Existing RoW/ access to houses to the North - Access to be disrupted to rear of flats to south. - Vehicular Access to Rear from Hornbeam Road Properties - Access to Green Belt / Allotment to Western Boundary	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	3	Formal NMA Requested for compliance updates previously agreed	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	NMA application made
Reports & Investigations									
Ground Contamination	12	All sites identified as to having ACMs in made ground. Hornbeam House is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	4	3	12	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially affected sites subject	No Ground Gas identified - risk reduced however contamination likely
Unexploded Ordnance	12	Epping is high risk borough for Unexploded Ordnance <i>Identified as Medium Risk Site</i>	Contractor / EFDC	3	4	12	Contractor / UXO	(1) Ensure appointment of UXO specialist watching brief for shallow excavations to all sites (2) Intrusive magnetometer survey for any piling / borehole works to Hornbeam	29/01/20: To be monitored on tender returns - allowance made for attendance of UXO specialist
Party Walls - awards to adjoining parties	0	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	0	0	0	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	No Party Wall Awards on site

Bourne House (Buckhurst Hill) - HR135 - Phase 4.2
 (2 x 3B5P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	5	0
Medium Risk	33	3	0

Actions Complete
 - trees removed to front

Forthcoming Actions (Month)

- comments as Hornbeam
- Dates delayed due to planning condition discharge by approx 2 weeks
- revised programme received 9/2/21 Stated completion date 13/12/21 (ahead of contract)

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£597,832.00	£646,400.00	£48,568.00	£720,149.16	-£0.16

- AML issued Tender Report 04/05/20 - Tender Costs noted
- Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 02/07/20 (Achieved)

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 04/08/2016
 Planning Expiry: 04/08/2019
 Enacted (Y/N): Yes
 Start on Site: 25/01/2021
 Completion: 04/02/2022

Bourne House (Buckhurst Hill) - HR135 - Phase 4.2

(2 x 3B5P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£17,420	£18,615	£12,633	£5,982	£1,195	Costs for producing Homes England submission information.
2	ECDA, Create, Keegans & OHLA Fees	E160	£42,629	£42,629	£41,459	£1,170	£0	
3	(Survey Total)	E120	£19,515	£19,515	£19,515	£0	£0	
4	Build Cost	E040	£720,149	£720,149	£45,929	£674,226	£0	
5	(Contingency)	E040	£65,000	£65,000	£0	£64,988	£0	
6	CoW	E180	£4,592	£4,592	£0	£4,592	£0	
			£869,305	£870,500	£119,536	£750,958	£1,195	

Bourne House (Buckhurst Hill) - HR135 - Phase 4.2

(2 x 3B5P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S73 Minor Material Amendment Agreement									
Planning Amendments- S73 Minor Material Amendment Agreement	3	To ensure technically the houses meet the statutory floor to ceiling heights together with raising the building due to flood risk - risk of having to submit a S.73 application to	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint of be	NMA application made
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - Access to be disrupted to rear of flats to south. - Vehicular Access to Rear from Hornbeam Road Properties - Access to Green Belt / Allotment to Western Boundary.	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Approvals									
Planning Amendments- S73 Minor Material Amendment Agreement	0	Current approved plans proposed shift of building back circa 1m to present improved frontage	EFDC	0	0	0	ECDA/ Create	ECDA to confirm realignment and liaise with EFDC planners where necessary	Update @ 01/11/19 - Agreed minor realignment and covered with design development - risk reduced
Reports & Investigations									
Ground Contamination	12	All sites identified as to having ACMs in made ground. Hornbeam House is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	4	3	12	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially affected sites	No Ground Gas identified - risk reduced however contamination likely
Party Walls - awards to adjoining parties	12	Party Wall Adjacent Excavation and Line of Junction Awards required Sports Pavilion to Eastern Boundary - PW award for adjacent excavation / foundations required	EFDC	3	4	12	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Notices Served

Etheridge Road (Debden) - HR127 - Phase 4.2

(1 x 2B3P Bungalow & 2 x 3B5P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	2	3	0
Medium Risk	32	3	0

Actions Complete

Forthcoming Actions (Month)

- General comments as Hornbeam
- pre start conditions approved 13/1/21
- start delayed
- programme awaited
- condition of adjacent structures to be monitored by Indecon
- boundaries to be checked once walls and slabs removed,

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£852,555.00	£976,925.00	£124,370.00	£1,173,281.00	

- AML issued Tender Report 04/05/20 - Tender Costs noted
- Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	30/08/2016
Planning Expiry	30/08/2019
Enacted (Y/N)	Yes
Start on Site:	11/01/2021
Completion:	21/01/2022

Etheridge Road (Debden) - HR127 - Phase 4.2

(1 x 2B3P Bungalow & 2 x 3B5P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£24,925	£24,925	£14,934	£9,991	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£53,536	£53,536	£52,510	£1,026	£0	
3	(Survey Total)	E120	£41,429	£41,429	£41,429	£0	£0	
4	Build Cost	E040	£1,173,281	£1,173,281	£44,742	£1,128,540	£0	
5	(Contingency)	E040	£100,000	£100,000	£0	£100,002	£0	
6	CoW	E180	£4,690	£4,690	£0	£4,690	£0	
			£1,397,861	£1,397,861	£153,615	£1,244,249	£0	

Etheridge Road (Debden) - HR127 - Phase 4.2

(1 x 2B3P Bungalow & 2 x 3B5P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint of be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - Existing RoW/ access to rear of 72 Etheridge Road onto site - Existing RoW to 2nr rear gardens of Nr 9 & 11 (TBC) Etheridge Green - Pedestrian RoW access route from Rochford Avenue	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legal on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents (3) Liaise with No. 62 re rear garage wall connecting to site boundary wall and appointed Contractor to resolve.	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Reports & Investigations									
Ground Contamination	6	All sites identified as to having ACMs in made ground. Hornbeam Close (Site B) is within 250m of Landfill Sites - Ground gases likely to be present.	Contractor / EFDC	2	3	6	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially affected sites subject	No Ground Gas identified - risk reduced however contamination likely
Party Walls - awards to adjoining parties	9	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	3	9	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Update Received - Condition Surveys Completed - Awards in place
Statutory Compliance									
Fire Safety	0	Part B5 Compliance in relation to Access for Fire Tender - Furthest property 93.2m from main road - Hydrant potentially required	Contractor / EFDC	0	0	0	Contractor	Advice to be sought from LABC / Fire Officer	ECC and EFDC BCO confirm Sprinklers to furthest dwelling +90m into site MITIGATED

Denny Avenue (Waltham Abbey) - HR144 - Phase 4.2

(1 x 2B4p House & 2 x 3B5p Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	2	0
Medium Risk	36	4	0

Actions Complete

- - PW Awards in place - uploaded to 4P

Forthcoming Actions (Month)

- general comments as Hornbeam CI
 - pre start conditions approved 13/1/21
 - programme awaited
 - allotment access discussions under way

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£771,605.00	£858,800.00	£87,195.00	£860,640.00	

- AML issued Tender Report 04/05/20 - Tender Costs noted
 - Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 02/07/20 (Achieved)

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 25/01/2017
 Planning Expiry: 25/01/2020
 Enacted (Y/N): TBC
 Start on Site: 11/01/2021
 Completion: 21/01/2022

Denny Avenue (Waltham Abbey) - HR144 - Phase 4.2

(1 x 2B4p House & 2 x 3B5p Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£20,511	£20,511	£13,727	£6,784	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£47,908	£47,908	£46,510	£1,398	£0	
3	(Survey Total)	E120	£16,928	£16,928	£16,928	£0	£0	
4	Build Cost	E040	£860,640	£860,640	£35,726	£824,908	£0	
5	(Contingency)	E040	£65,000	£65,000	£0	£64,988	£0	
6	CoW	E180	£4,690	£4,690	£0	£4,690	£0	
			£1,015,678	£1,015,677	£112,892	£902,768	£0	

Denny Avenue (Waltham Abbey) - HR144 - Phase 4.2

(1 x 2B4p House & 2 x 3B5p Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - 8nr Garages Private Ownership to west of site - access to be maintained - Pedestrian RoW access route adjacent 34 Denny Avenue to be maintained - Potential access to adjacent allotments to be determined	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with locals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed / impact by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Planning Approvals									
Consultation Issues - Planning Expiration	0	Planning Permission due to expire 25/01/20	EFDC	0	0	0	ECDA / EFDC	(1) ECDA to confirm issue / validation of Phase 1 contamination Report (2) EFDC to confirm soft demolition works commenced	Planning Enacted
Statutory Services & Authorities									
Electric, location of service runs / Disconnection / Diversion / Abandonment	0	Existing mains electrical connections impacting construction Denny Avenue - 3m easement to electrical cable flanking site along existing pedestrian path - restricts development / substructure works.	EFDC	0	0	0	Create (MEP)	(1) Obtain utility service records. (2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station	Design considered easement - no impact to service - to be monitored during works - mitigated
Reports & Investigations									
Ground Contamination	9	All sites identified as to having ACMs in made ground. Denny Avenue - former site of explosives factory - heightened contamination / remediation expected	Contractor / EFDC	3	3	9	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Party Walls - awards to adjoining parties	12	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	4	12	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Notices served

Beechfield Walk (Waltham Abbey) - HR142 - Phase 4.2

(5 x 2B4P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	2	4	0
Medium Risk	36	2	0

-

Actions Complete

-- PW Awards uploaded to 4P

Forthcoming Actions (Month)

- general comments as Hornbeam Close
- programme awaited

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£1,087,011.00	£1,297,200.00	£210,189.00	£1,115,482.00	

- AML issued Tender Report 04/05/20 - Tender Costs noted

- Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway:	4	
Anticipated completion of current gateway:	02/07/20	(Achieved)

Key Target Dates

Planning/Amendment Submitted:	Submitted
Consent Received:	22/03/2017
Planning Expiry	22/03/2020
Enacted (Y/N)	TBC
Start on Site:	11/01/2021
Completion:	21/01/2022

Beechfield Walk (Waltham Abbey) - HR142 - Phase 4.2

(5 x 2B4P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£23,664	£23,664	£15,765	£7,899	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£49,558	£49,558	£48,951	£607	£0	
3	(Survey Total)	E120	£20,112	£20,112	£20,112	£0	£0	
4	Build Cost	E040	£1,115,482	£1,115,482	£83,711	£1,031,772	£0	
5	(Contingency)	E040	£85,000	£85,000	£0	£84,994	£0	
6	CoW	E180	£4,900	£4,900	£0	£4,900	£0	
			£1,298,716	£1,298,716	£168,539	£1,130,172	£0	

Beechfield Walk (Waltham Abbey) - HR142 - Phase 4.2

(5 x 2B4P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19-Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works Beechfield Walk - Access from rear garden of 92 Beechfield walk onto site	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	3	Formal NMA Requested for compliance updates previously agreed	EFDC	1	3	3	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	NMA application made
Statutory Services & Authorities									
Electric, location of service runs / Disconnection / Diversion / Abandonment	10	Existing mains electrical connections impacting construction Beechfield - large LV cable running directly diagonally through site - diversion required	EFDC	5	2	10	Create (MEP)	(1) Obtain utility service records. (2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station	Scope and Costs established for Diversion
Reports & Investigations									
Ground Contamination	9	All sites identified as to having ACMs in made ground.	Contractor / EFDC	3	3	9	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Trees	0	Trees within vicinity or boundary of site that could impact construction proposals. Beechfield - tree to Northwest corner currently target to be retained impacting onto potential 3m easement of diverted LV electrical cable	EFDC	0	0	0	Contractor	(1) Instruction of Arboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Pick Hill - Liaison with owner of TPO	
Party Walls - awards to adjoining parties	12	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	4	12	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Notices Served

Kirby Close (Loughton) - HR120 - Phase 4.2

(2 x 3 bed 5p Houses, 2 x 2 bed 4p h Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	0	4	0
Medium Risk	3	3	0

-

Actions Complete

- PW Awards confirm they are on 4P
- NMA Approval received
- garages demolished and hoarding in place

Forthcoming Actions (Month)

- **Indecon drainage route being confirmed and jetted - CCTV received**
- **grass island to be temporarily turned into straight access under licence**

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£911,559.00	£1,107,004.00	£195,445.00	£1,085,101.00	

- AML issued Tender Report 04/05/20 - Tender Costs noted

- Risk Items identified have had additional costs allocated in Client Contingency Control budget

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 02/07/20 (Achieved)

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 22/03/2017
 Planning Expiry: 22/03/2020
 Enacted (Y/N): TBC
 Start on Site: 11/01/2021
 Completion: 21/01/2022

Kirby Close (Loughton) - HR120 - Phase 4.2

(2 x 3 bed 5p Houses, 2 x 2 bed 4p h Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£23,063	£23,063	£15,702	£7,361	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£54,008	£54,008	£53,059	£949	£0	
3	(Survey Total)	E120	£17,577	£17,577	£17,577	£0	£0	
4	Build Cost	E040	£1,085,101	£1,085,101	£45,137	£1,039,962	£0	
5	(Contingency)	E040	£85,000	£85,000	£0	£84,994	£0	
6	CoW	E180	£4,795	£4,795	£0	£4,795	£0	
			£1,269,544	£1,269,544	£131,475	£1,138,061	£0	

Kirby Close (Loughton) - HR120 - Phase 4.2

(2 x 3 bed 5p Houses, 2 x 2 bed 4p h Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Programme & Contract Risk									
Programme - COVID-19- Delays	12	Based on current government advice we are expecting a 3-month delay currently although social distancing may be in effect for up to 6 months	EFDC / AML	4	3	12	AML	(1) AML to advise EFDC of obligations under JCT (2) AML to liaise closely with Contractor to establish pre-commencement works (3) Contractor to provide programme considering social distancing guidelines	Risk Reduced - SoS Confirmed targeted for July, although reduced labour to meet social distancing requirements
Contract Termination COVID-19	5	The risk with this Event is that it can give ground for suspension and even termination by both parties after 2 months of suspension.	EFDC / AML	1	5	5	AML	(1) Maintain regular and diligent progress as far as possible ie Design, DTM's, remote site meetings etc. (2) Deed of Variation to the JCT Contract to extend the 2 months suspension period to say 6 or 9 months	Schemes Progressing - Risk Mitigated
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works Beechfield Walk - Existing Vehicular Access to Rear of 10 Felstead Road - Existing Vehicular Access to side of 17 Kirby Close - pedestrian Right of way to south of existing	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Amendments- S96 Non - Material Amendment Agreement									
Planning Amendments- S96 Non Material Amendment Agreement	9	Formal NMA Requested for compliance updates previously agreed	EFDC	3	3	9	ECDA	(1) ECDA to confirm total of height increase and liaise with EFDC planners where necessary (2) Furthermore - proposed realignment of current footprint to be assessed	Formal NMA now requested. Potential delay subject to submission and approval
Planning Approvals									
Planning Amendments- S73 Minor Material Amendment Agreement	0	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required	EFDC	0	0	0	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held (3) ECDA to continue RIBA 1-3 design development	29/01/20 - Tender design as per planning - no amendment required
Consultation Issues - Planning Refusal	0	If new application is submitted, risk of refusal or objection a risk. Furthermore - delay to approval of Local plan leading to delay in planning application	EFDC	0	0	0	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal	
Statutory Services & Authorities									
FW & SW sewer capacity check	0	No capacity in existing storm	EFDC	0	0	0	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified	29/01/20 - Create have established connection to EFDC owned private asset
Reports & Investigations									
Ground Contamination	9	All sites identified as to having ACMs in made ground.	Contractor / EFDC	3	3	9	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued	
Trees	0	Trees within vicinity or boundary of site that could impact construction proposals. Kirby Close 1 no tree identified outside of boundary on NW side of site - impacting currnet proposals -	EFDC	0	0	0		(1) Instruction of Arboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Pick Hill - Liaison with owner of TPO tree's to entrance	Building Currently designed with minor increment of neighbouring tree root protection zone - in accordance with initial arboricultural advice
Party Walls - awards to adjoining parties	9	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	3	9	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	

Pentlow Way (Buckhurst Hill) - HR139 - Phase 4.3

(5 x 1 bed 2p flats, 2 x 2 bed 4p flats)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	1	1	0
Medium Risk	38	1	0

- RoW / Access and Party Wall matters to be determined
- Drainage Build-over Required - Application being progressed
- Levels to East Boundary still to be determined

Actions Complete

-
- Allocated parking - not required

Forthcoming Actions (Month)

- AML to issue request to TSG to price works.
- updated tender report approved
- Build over agreement - form signed and issued to Create
- Lease holder (4nr) agreements to ammend for external areas (nr 33 to add)
- Omaid to confirm points from ECD on Lease Drawing
- legals for sub station relocation - Omaid to check with Collins
- sub station price received from TSG
- application to discharge conditions made
- lease hold drawings required - fee from ECD required
- contract to be prepared once leases agreed - open for acceptance until 3 March 2021
- pre start conditions target determination date 2 March

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
#REF!	£1,588,896.00	£1,774,636.90	£185,740.90	£0.00	£0.00

- Order of cost completed and issued Aug 20 construction cost revised
- Tender report issue date 18/9/20

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 30/10/20

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 25/01/2017
 Planning Expiry: 25/01/2020
 Enacted (Y/N): Yes
 Start on Site: Aug 2021
 Completion: Oct 2022

Pentlow Way (Buckhurst Hill) - HR139 - Phase 4.3

(5 x 1 bed 2p flats, 2 x 2 bed 4p flats)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£36,120	£36,120	£20,383	£15,737	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£90,201	£90,991	£89,630	£1,361	£790	Fee for updating tender drawings to planning
3	(Survey Total)	E120	£24,355	£24,355	£23,086	£1,269	£0	
4	Build Cost	E040	£1,744,637	£1,744,637	£0	£1,744,635	£0	
5	(Contingency)	E040	£174,464	£174,464	£0	£174,465	£0	Adjusted to 10% of build cost until Contract cost.
6	CoW	E180	£10,600	£10,600	£0	£10,600	£0	
			£2,080,376	£2,081,166	£133,098	£1,948,067	£790	

Pentlow Way (Buckhurst Hill) - HR139 - Phase 4.3

(5 x 1 bed 2p flats, 2 x 2 bed 4p flats)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
Legal issues re: land ownership & stopping-up	0	Subject to completion of Design Review Stage 3 Planning information - ECDA to advise whether amendments are required to adjust redline / boundaries to suit EFDC ownership. <u>Pentlow Way</u> - Ownership of Dry Area for proposed substation to north of site to be determined	EFDC	0	0	0	EFDC	(1) EFDC to issue ownership and title information (2) AML/ECDA to review impact and advise of any mitigation to current design	Confirmed as EFDC owned Land
Planning Approvals									
New Planning Application	0	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required.	EFDC	0	0	0	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review. (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held. (3) ECDA to continue RIBA 1-3 design development	New Planning Application Confirmed 09/07/20
Consultation Issues - Planning Refusal	0	If new application is submitted, risk of refusal or objection a risk. Furthermore - delay to approval of Local plan leading to delay in planning application	EFDC	0	0	0	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal	
Statutory Services & Authorities									
Electric, requirement for new substation(s)	12	New electrical supplies to be sought for new properties - Substation unlikely <u>Pentlow Way</u> - New Substation required - load capacity to be reviewed and costs associated of extending cables from existing position. - Unrestricted access via undercroft of new building required - minimum height to be confirmed	EFDC	4	3	12	Create (MEP)	(1) Carry out design and obtain capacity check from the service provider. (2) Assess design and space requirements for the new substations	2.5m access height confirmed acceptable by UKPN
Electric / Existing Substation	20	Legal Land Title for the new sub stations and existing stations to be decommissioned and demolished - no existing substations <u>Pentlow Way</u> - New Substation required - relocation of existing substation to north of site to accommodate new development	EFDC	4	5	20	Create (MEP)	(2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station	
Pre-Construction & Procurement									
Pre-Construction Programmes - Delays due COVID-19	8	Pre-construction Design Programme Delay to Due Diligence, potential start on site	EFDC / AML	2	4	8	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

Woollard Street (Waltham Abbey) - HR149 - Phase 4.3

(7 x 1B2P & 2B4P Flats)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	3	3	0
Medium Risk	37	1	0

- Contamination Plume identified as localised - risk reduced - Remediation Strategy Confirmed

Actions Complete

- Tenders received

Forthcoming Actions (Month)

- planning application approved 4/2/21
- Updated tender report approved
- update tender drawings to latest planning have been issued on VFP
- Party Wall - to be checked by Keegans
- temporary closure of access to rear garages will be needed
- contract to be prepared once Pentlow leases agreed
- discharge pre start by contractor - landscape and materials

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£1,399,539.00	£1,556,186.92	£156,647.92		

- Order of cost completed and issued Aug 20 construction cost revised

- Tender report issue date 18/9/20

Current RIBA Gateway Position:

Gateway: 4
 Anticipated completion of current gateway: 30/10/20

Key Target Dates

Planning/Amendment Submitted: Submitted
 Consent Received: 25/01/2017
 Planning Expiry: 25/01/2020
 Enacted (Y/N): Yes
 Start on Site: Aug 2021
 Completion: Sept 2022

Woollard Street (Waltham Abbey) - HR149 - Phase 4.3

(7 x 1B2P & 2B4P Flats)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£32,389	£32,389	£18,352	£14,037	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£65,774	£66,564	£63,081	£3,483	£790	Fee for updating tender drawings to planning
3	(Survey Total)	E120	£50,883	£50,883	£42,604	£8,279	£0	
4	Build Cost	E040	£1,556,187	£1,556,187	£0	£1,556,184	£0	
5	(Contingency)	E040	£155,619	£155,619	£0	£155,624	£0	Adjusted to 10% of build cost until Contract cost.
6	CoW	E180	£10,600	£10,600	£0	£10,600	£0	
			£1,871,452	£1,872,242	£124,037	£1,748,207	£790	

Woollard Street (Waltham Abbey) - HR149 - Phase 4.3

(7 x 1B2P & 2B4P Flats)

Issues / Risks / Early

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - Vehicle Access to rear of 20-27 Greenfield Street - Pedestrian Access to rear of Block of flats to Stewardson Street to be maintained	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
Planning Approvals									
New Planning Application	5	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required.	EFDC	1	5	5	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review. (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held. (3) ECDA to continue RIBA 1-3 design development	New Planning Application Confirmed 09/07/20
Consultation Issues - Planning Refusal	5	If new application is submitted, risk of refusal or objection a risk. Furthermore - delay to approval of Local plan leading to delay in planning application	EFDC	1	5	5	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal	
Statutory Services & Authorities									
Drainage Strategy / Sewer Diversions / Abandonments	0	Drainage Strategy to be determined. Wollard Street - Potential Build-over or major diversion required. Numerous abandonments also required	EFDC	0	0	0	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified (2) Ownership / adjacent foul connection to be assessed	Drainage Strategy Approved by Thames Water
Reports & Investigations									
Ground Contamination	12	All sites identified as to having ACMs in made ground.	Contractor / EFDC	4	3	12	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued	Risk Reduced
Party Walls - awards to adjoining parties	9	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	3	9	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	Party wall awards in place
Pre-Construction & Procurement									
Pre-Construction Programmes - Delays due COVID-19	8	Pre-construction Design Programme Delay to Due Diligence, potential start on site	EFDC / AML	2	4	8	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

Chequers Rd B (Loughton) - HR123 - Phase 4.4

(4 x 1B2P Flats, 4 x 2B4P flats)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	7	0	0
Medium Risk	36	0	0

Actions Complete

- Sub station - flood levels confirmed by UKPN as not an issue
- Nilan meeting held on their system - system to be used.
- Kitchen layouts - is there space for full height fridge - for purposes of energy usage full height space will be provided subject to adequate storage

Forthcoming Actions (Month)

- Substation - planning submitted 12/11. Determination target 11/1 Car chargers are shown - check if can be community.
- Substation build to be included within main tender
- Car chargers for flats 6nr - Create (Chris) to advise on options & costs
- Start on site moved to Jan 2022 due to delays with planning submissions
- Passivhaus accreditation has been placed with Etude - positive assessment received
- Passivhaus - confirm what ER`s are for Passivhaus compliance/requirements (draft to issue -based on 4.3 with addendums for Passivhaus)
- Planning submitted 30/10 Target determination 25/12/20 Planning date not known
- to tender end January 2021 - pending planning
- tender drawings issued 19th January
- thermal bridge calcs, phpp, passivhaus documents uploaded ACH to review
- additional costs of £1197 on flood risk assessment incurred by Create as additional information required than usually expected for planning - to be approved
- TW build over and diversion progress to confirm after Planning
- planners requested dorma detail to be reduced - revised drawings submitted by ECD
- Thermal bridge calcs - ACH chase

Change Control Since Last Meeting

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
tbc	£1,636,993.00	£2,623,385.00	£986,392.00		

- Order of cost updated including garden landscaping, sub station and parking

Current RIBA Gateway Position:

Gateway:	3
Anticipated completion of current gateway:	31/10/2020

Key Target Dates

Planning/Amendment Submitted:	30/10/2020
Consent Received:	09/02/2016
Planning Expiry	09/02/2019
Enacted (Y/N)	Yes
Start on Site:	Jan 2022
Completion:	Dec 2022

Chequers Rd B (Loughton) - HR123 - Phase 4.4

(4 x 1B2P Flats, 4 x 2B4P flats)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£37,968	£37,968	£12,035	£25,933	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£93,053	£93,052	£87,983	£5,069	£0	
3	(Survey Total)	E120	£57,753	£59,174	£37,146	£22,028	£1,421	Fees for sub station parking added
4	Build Cost	E040	£2,623,385	£2,623,385	£0	£2,623,385	£0	
5	(Contingency)	E040	£262,339	£262,339	£0	£262,344	£0	Updated to 10% of build cost
6	CoW	E180	£6,800	£6,800	£0	£6,800	£0	
			£3,081,298	£3,082,718	£137,164	£2,945,559	£1,421	

Chequers Rd B (Loughton) - HR123 - Phase 4.4

(4 x 1B2P Flats, 4 x 2B4P flats)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
Planning Approvals									
New Planning Application	20	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required.	EFDC	4	5	20	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review. (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held. (3) ECDA to continue RIBA 1-3 design development	Targeted for Mid-August Now mid October
Consultation Issues - Planning Refusal	15	If new application is submitted, risk of refusal or objection a risk. Furthermore - delay to approval of Local plan leading to delay in planning application approval.	EFDC	3	5	15	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal	
Statutory Services & Authorities									
Drainage Strategy / Sewer Diversions / Abandonments	16	Drainage Strategy to be determined. Potential Build-over or major diversion required.	EFDC	4	4	16	Create (Civil)	(1) Drainage strategy and points of connection to existing sewers to be established, abandonments / diversions to be identified (2) Ownership / adjacent foul connection to be assessed	
Reports & Investigations									
Flood Risk	12	Post Planning - Flood Risk consultant has identified this site to have heightened risk of surface water flooding. EFDC Drainage Engineer's have advised "to raise finish floor levels to at least	EFDC	3	4	12	FRA Consultant + Create (Civil)	(1) Flood Risk Modelling to be carried out (2) Buildings FFL to be raised 300mm above existing ground level (3) Details to issued to	FFL raised to address Flood Risk concerns - redesign ongoing
Electric, requirement for new substation(s)	12	New electrical supplies to be sought for new properties - Substation unlikely New Substation required - load capacity to be reviewed and costs associated of extending cables from existing position. - Unrestricted access via undercroft of new building required - minimum	EFDC	3	4	12	Create (MEP)	(1) Carry out design and obtain capacity check from the service provider. (2) Assess design and space requirements for the new substations	
Electric / Existing Substation	20	Legal Land Title for the new sub stations and existing stations to be decommissioned and demolished - no existing substations Relocation of existing substation to north of site to accommodate new development	EFDC	4	5	20	Create (MEP)	(1) Obtain utility service records. (2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station	
Pre-Construction & Procurement									
Pre-Construction Programmes - Delays due COVID-19	16	Pre-construction Design Programme Delay to Due Diligence, potential start on site	EFDC / AML	4	4	16	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice re COVID-19	

Ladyfields (Loughton) - HR125 - Phase 4.4
 (2 x 2B4P Houses, 2 x 3B4P Houses & 12 x 1B2P Flats)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	5	0	0
Medium Risk	37	1	0

Actions Complete

- planning drainage questions - answered
- Passivhaus assessor Etude appointed and assessment received
- thermal bridge calcs due 18/12
- Acoustician appointed and report receive

Forthcoming Actions (Month)

- planning submitted 10/9 - target determination date 14/12
- request to change elevation drawings sent to planners (potential NMA if not approved)
- BT Telegraph pole removal progressed with Openreach - quote received - order to place once next steps agreed - confirm timescales with BT 5-7 weeks
- design to be taken to stage 3 + for Single Stage DB tender
- ECD to issued information - Passivhaus schedule to follow
- Target date for issuing tenders end Jan 2021
- Start on site estimated Jan 2022
- three framework contractors have the appetite for a Passivhaus scheme
- Car charging direct to allocated parking to house
- Party Wall looking at site
- planning conversations to continue over scheme being withdrawn.
- tenders not to be issued until planning approved
- Contamination gas protection -CS3 (score 4.5) - ventilated floor void required - proposals to be provided
- drainage, trees - objections being closed
- no news from internal requests to planning on planners comments

Change Control Since Last Meeting

-

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction Cost	Initial Build Cost Estimate (Jan 18)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date (+/-)
#REF!	£1,275,879.00	£3,681,662.00	£2,405,783.00	£0.00	£0.00

- Order of cost completed and issued July 20 construction cost revised

Current RIBA Gateway Position:

Gateway: 3
 Anticipated completion of current gateway: 11/12/2020

Key Target Dates

Planning/Amendment Submitted: 10/09/2020
 Consent Received:
 Planning Expiry
 Enacted (Y/N)
 Start on Site: Jan-22
 Completion: Mar-23

Ladyfields (Loughton) - HR125 - Phase 4.4

(2 x 2B4P Houses, 2 x 3B4P Houses & 12 x 1B2P Flats)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£75,353	£75,353	£22,869	£52,484	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£168,793	£168,953	£156,984	£11,969	£160	Category re-allocation
3	(Survey Total)	E120	£58,250	£58,090	£41,350	£16,740	-£160	Category re-allocation
4	Build Cost	E040	£3,681,662	£3,681,662	£0	£3,681,662	£0	
5	(Contingency)	E040	£368,166	£368,166	£0	£368,175	£0	Adjusted to 10% of Build cost budget
6	CoW	E180	£14,800	£14,800	£0	£14,800	£0	
			£4,367,025	£4,367,024	£221,203	£4,145,830	£0	

Ladyfields (Loughton) - HR125 - Phase 4.4

(2 x 2B4P Houses, 2 x 3B4P Houses & 12 x 1B2P Flats)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works Access for TFL / NR to track to SE rear corner of site	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced
Planning Approvals									
New Planning Application	20	New Proposals to be reviewed - subject to re-briefing meeting. Likely however new application will be required.	EFDC	4	5	20	ECDA/ Create	(1) EFDC to provide briefing details to inform capacity review. (2) ECDA to liaise with EFDC Planners and ensure consistent pre-app discussions are held. (3) ECDA to continue RIBA 1-3 design	Submission made
Consultation Issues - Planning Refusal	15	If new application is submitted, risk of refusal or objection a risk. Furthermore - delay to approval of Local plan leading to delay in planning application	EFDC	3	5	15	EFDC	(1) EFDC to liaise with EFDC Planners on redesign sites - ongoing pre-app discussions to mitigate risk of objection or refusal	
Statutory Services & Authorities									
Electric / Existing Substation	0	Legal Land Title for the new sub stations and existing stations to be decommissioned and demolished - Ladyfields - Existing Substation located in close proximity of NW boundary of site. HV/LV cable routes currently unknown - Access and easement requirement to be	EFDC	0	0	0	Create (MEP)	(1) Obtain utility service records. (2) Existing services to be identified and requirement for diversion or abandonment established. (3) EFDC legals to confirm land title status for the existing sub station	Confirmed no impact to our boundary or scheme
Reports & Investigations									
Ground Contamination	15	All sites identified as to having ACMs in made ground.	Contractor / EFDC	5	3	15	Contractor	(1) Soil Analysis Plans (SAPs) agreed with EFDC contamination team to ensure all necessary analysis is to EFDC standards. (2) Ground Gas monitoring to be carried out on potentially effected sites subject to lab testing of impacted sites (3) Remediation Method Statements to be issued where required	
Trees	12	Trees within vicinity or boundary of site that could impact construction proposals. Ladyfields - substantial impact to site by number of mature tree's - heavily restrains capacity and design proposals	EFDC	4	3	12		(1) Instruction of Arboricultural Surveys to provide comprehensive survey to all sites. Tree Protection Plans & method Statements also commissioned (2) Survey Results to be coordinated with design team to mitigate impact of root protection zones (3) Ladyfields - Liaison with EFDC in regards to removal of 2nd large mature tree to open up development site	Current proposals accommodate Root Protection zones - risk reduced
Party Walls - awards to adjoining parties	15	Party Wall Adjacent Excavation and Line of Junction Awards required	EFDC	3	5	15	EFDC / Keegans	(1) Notices to be served to adjacent properties (2) PW Surveyor to advise on objections / concerns	
Pre-Construction & Procurement									
Pre-Construction Programmes - Delays due COVID-19	16	Pre-construction Design Programme Delay to Due Diligence, potential start on site	EFDC / AML	4	4	16	AML	(1) AML preparing programme options, for Stage 4.1 Design schemes and planning redesign schemes. (2) AML to monitor and track government advice on COVID-19	

Lower Alderton Hall Lane (Loughton) - HR121 - Phase 4.4

(2 x 2B4P Houses)

Issues / Risks / Early Warning

Risk Register			
	Risks	Mitigated	Overdue
High Risk	3	0	0
Medium Risk	35	1	0

- Lower Alderton planning 25/09/19 - risk is refusal.
- Risk of resident objection and disruption to works
- Pedestrian RoW to be maintained during works to access beneath footbridge
- Contamination risk present on site

Actions Complete

- Tender Return 02/03/20 - scheme to be omitted due to SAC delay

Forthcoming Actions (Month)

-

Change Control Since Last Meeting

- Lower Alderton - likely subject to S106 Agreement relating to Natural England's Air Quality Issues

Comments

- Planning Committee meeting held 25/09/19 - no response, potential to delay start on site date
- Issued for pricing purposes although planning delay due to SAC
- COVID-19 Delays

Financial

Construction Cost Summary (E040)

Cabinet Approved Construction	Initial Build Cost Estimate (Jan)	Latest Pre-Tender Estimate	Variance from initial Estimate (+/-)	Build Cost (Tender Figure Fixed)	Build Variations To Date
tbc	£507,768.00	£761,467.00	£253,699.00	£0.00	£0.00

Current RIBA Gateway Position:

- Gateway: 4
- Anticipated completion of current gateway: TBC
- Tender Return 02/03/20 - scheme to be omitted due to SAQ delay

Key Target Dates

- Planning/Amendment Submitted: Submitted - New Application (TBC)
- Consent Received: 09/02/2016
- Planning Expiry: 09/02/2019
- Enacted (Y/N): Yes
- Start on Site: Jan 2022
- Completion: Dec 2023

Lower Alderton Hall Lane (Loughton) - HR121 - Phase 4.4

(2 x 2B4P Houses)

Development Cost Movement Report

	Description	Cost Code	Previous Contract Total	Contract Total	Total Invoiced	Total Remaining	Variance	Reason for Movement
1	Airey Miller Fees	E130	£18,361	£18,361	£13,614	£4,747	£0	
2	ECDA, Create, Keegans & OHLA Fees	E160	£42,738	£42,738	£41,879	£859	£0	
3	(Survey Total)	E120	£23,481	£23,481	£21,736	£1,745	£0	
4	Build Cost	E040	£554,700	£554,700	£0	£554,700	£0	
5	(Contingency)	E040	£55,470	£55,470	£0	£55,476	£0	
6	CoW	E180	£10,800	£10,800	£0	£10,800	£0	
			£705,550	£705,550	£77,229	£628,327	£0	

Lower Alderton Hall Lane (Loughton) - HR121 - Phase 4.4

(2 x 2B4P Houses)

Issues / Risks / Early Warning

Hazard/Risk	PxI	Comments	Risk Owner	Probability 1-5	Impact 1-5	P x I Score	Action By	Control Measures	Outcomes
Land, Ownership and Acquisition									
Rights of Way Disruption to Adjoining Residents & the general public	12	Public Access or Rights of Way preventing proposed construction. Disruption to Neighbours potentially delaying on-site works - Surrounding Houses (Nr 1-11) - RoW / Access Rights to existing Parking - to be determined. Site to be appropriated - RoW to access under bridge leading to Bushfields site to be maintained	EFDC	3	4	12	EFDC	(1) EFDC to ascertain progress with legals on extinguishment or access RoW required to be maintained. (2) EFDC to confirm timescales / impact of any delayed liaison with residents	04/12/19 - EFDC advised legal team are progressing matters - risk reduced 29/01/20 - Meeting held 20/01/20. Sites being assessed by EFDC legal consultant for any RoW or access rights. EFDC to advise.
Planning Approvals									
Planning Requirements - S106 Agreement	16	Natural England Requirements for Air Quality Mitigation - likely to be packaged into S106 Agreement - negotiation required	EFDC	4	4	16	EFDC	EFDC to liaise with Residents and advise of leasehold garden areas to be avoided	29/01/20 - No response to date
Consultation Issues - Planning Refusal	15	Lower Alderton - Local Residents objected original consent - re-submitted in May - Committee Meeting 25/09/19 - No	EFDC	3	5	15	EFDC	(1) EFDC to liaise with EFDC Planners to confirm discharge of necessary conditions	
Reports & Investigations									
Ground Contamination	16	Potential for Ground Gas Identified in Phase Geotechnical Report	Contractor / EFDC	4	4	16	Contractor	(1) Contractor to confirm allowance within tender for removal of interceptors and contaminated soil	